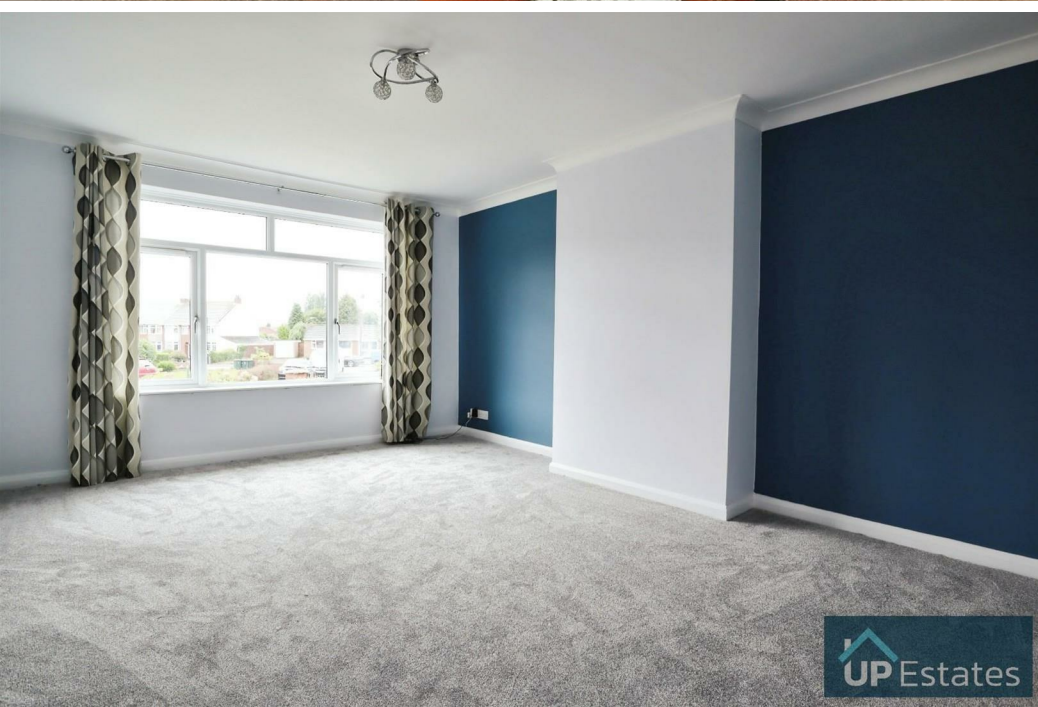




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**2 Bedroom Bungalow - Semi  
Detached  
located on Drummond Close,  
Coventry  
Offers Over £290.000**

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**\*\*NO UPWARD CHAIN - BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW - SPACIOUS PRIVATE GARDEN - SOUGHT AFTER LOCATION\*\*** This is a fantastic opportunity to purchase an immaculately presented two bedroom bungalow, tucked away in Drummond Close, surrounded by a range of amenities and transport links. The property benefits from having no upward chain and briefly comprises; driveway, entrance hall, lounge, two bedrooms, bathroom, kitchen, lean to and private garden. Call now to secure a viewing!

#### **FRONT ASPECT**

Beautifully presented front garden featuring a paved driveway leading to the front door and lean-to.

#### **HALL**

With doors leading to the lounge, kitchen, bathroom and bedrooms.

#### **LOUNGE**

11'11" x 16'8"

A bright and spacious room having a central heated radiator and a double glazed window.

#### **KITCHEN**

11'5" x 6'11"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated gas hob, oven, extractor, double glazed window, with space/plumbing for appliances.

#### **LEAN TO**

8'1" x 21'3"

With three doors and windows.

#### **BEDROOM ONE**

9'10" x 13'9"

A double bedroom with double glazed window and central heated radiator.

Offers Over  
£290,000

- NO FORWARD CHAIN
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C
- PRIVATE GARDEN





#### **BEDROOM TWO**

9'2" x 11'11"

A double bedroom with double glazed window and central heated radiator.

#### **BATHROOM**

Boasting panelled bath with shower over, being tiled throughout, hand wash basin and WC mounted in vanity unit and opaque double glazed window.

#### **GARDEN**

A private garden being paved with fenced boundary paired with mature shrubbery and planted borders.



#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as



statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



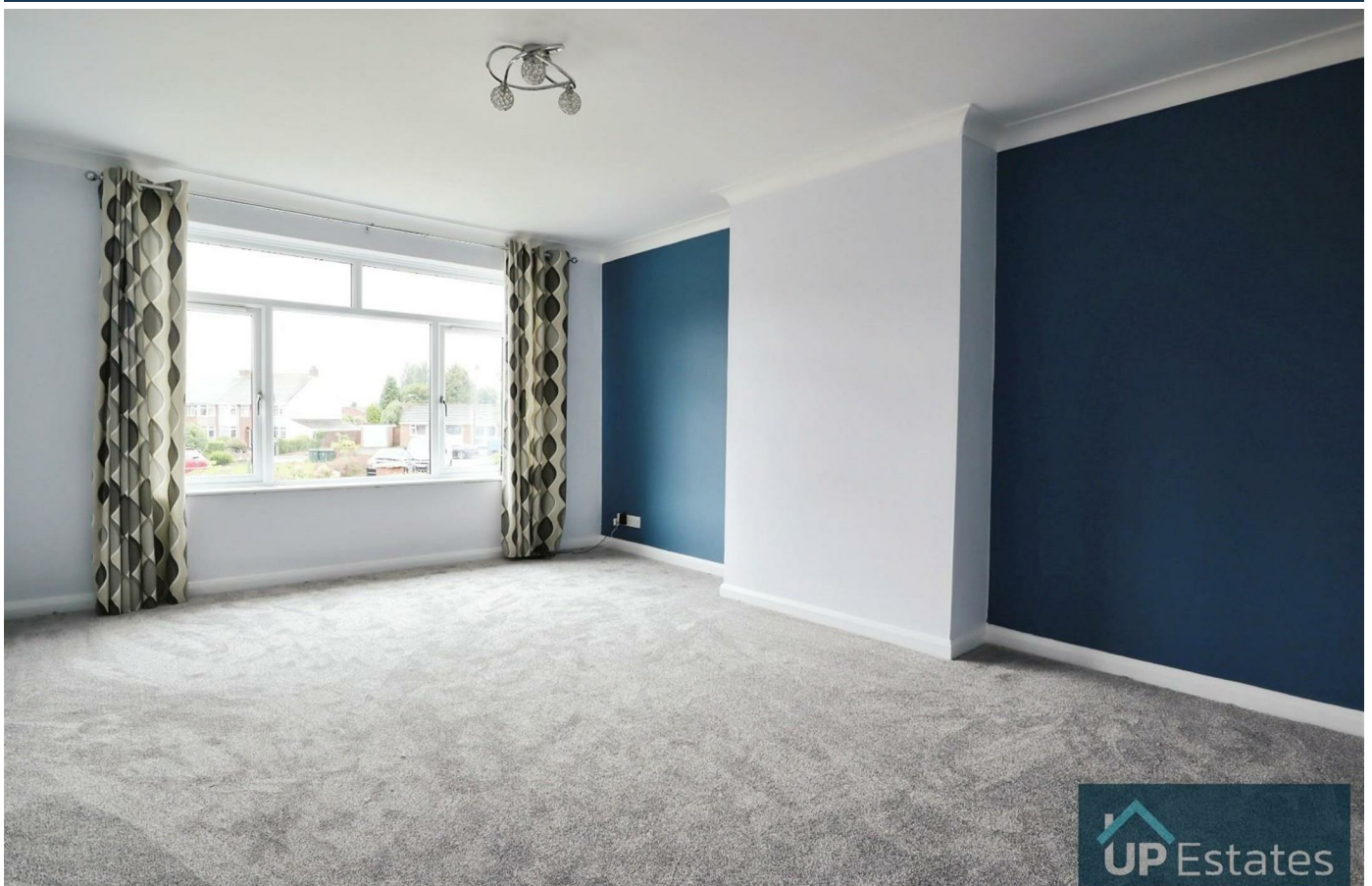
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Drummond Close, Coventry





Total Area: 62.4 m<sup>2</sup> ... 672 ft<sup>2</sup> (excluding lean to)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

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